

Florence, New Jersey
September 3, 2014

The Florence Township Council held a regular meeting on the above date in the Municipal Complex, 711 Broad Street, Florence, New Jersey.

The meeting was called to order by Council President Lovenduski at 8:00 PM. President Lovenduski led the Salute to the Flag.

There was a moment of silence to remember much loved community member ***Linda O'Hara***.

Council President Lovenduski said for those who did not know Mrs. O'Hara, she was the wife of former Council Member Dennis O'Hara and she was a volunteer in the community for a very long time. She passed yesterday after a long illness.

The Opening Statement was read by the Township Clerk: Notice was sent to the Register News for information; posted on the municipal bulletin board; placed on the web-site on January 9, 2014; and advertised in the Burlington Co. Times on January 12, 2014.

Upon roll call the following were found to be present:

Frank Baldorossi
Paul Ostrander
Jerry Sandusky
David Woolston
Ted Lovenduski

Also present:

Mayor Craig H. Wilkie; Richard A. Brook, Township Administrator; Thomas A. Sahol, Assistant Municipal Administrator; Kelly Grant, Esq., Township Solicitor; James Biegen, Township Engineer; Gustave DeBlasio, Arborist; Joy M. Weiler, Township Clerk

MINUTES

Sandusky made a MOTION; seconded by Ostrander to approve the following minutes. Roll call vote – all ayes. Motion carried.

- Township Council Regular Session – August 6, 2014
- Township Council Executive/Regular Session – August 13, 2014

FINANCIAL CORRESPONDENCE

It was on the MOTION of Ostrander, seconded by Woolston, to receive and file the Tax Collector's Reports for Tax and Water & Sewer for July. Roll call vote – all ayes. Motion carried.

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It was on the MOTION of Sandusky; seconded by Ostrander to approve the **Treasurer's Bill List**.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: None

Motion carried. Unanimously approved.

REGULAR CORRESPONDENCE

A. To: Mayor & Council, From: Judith King, Dated August 19, 2014

Re: Use of Third Street Firehouse on September 20, 2014 from 11:00am-2:00pm & October 4, 2014 from 10:00am-2:30pm

It was the Motion of Baldorossi, seconded by Woolston to receive and file the correspondence. Roll call vote – All ayes. Unanimous approval.

APPLICATIONS

A. On-Premise 50/50, Florence Township Football Association

Youth Football Fields, Summer Street, 9/13/14; 10/11/14; 10/18/14; 11/1/14
10:30AM – 8:00PM

B. Transient Merchant: Mr. Softee – Additional Driver/Truck, #2014-02

C. On-Premise 50/50, Roebling Museum, 100 Second Avenue

Sept. 27, 2014, 3:00pm – 7:00pm

D. Social Affair Permit – Roebling Museum, 100 Second Avenue

Sept. 27, 2014, 3:00pm-7:00pm to benefit the Trenton St. Patrick's Day Parade

E. Block Party: 6 Ninth Avenue, 9-20-14, 2:00 – 10:00 PM

It was the MOTION of Baldorossi, seconded by Woolston to approve applications A through E.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: None

Motion carried. Unanimously approved.

PUBLIC COMMENTS

John Smith, 10 Boulevard, said he noticed Resolution 2014-184 awarding a contract for tree work on Boulevard. Township officials met earlier in the evening with some concerned residents. He was upset. Tonight was the first opportunity as a group to talk to anyone. The decision had already been made to proceed.

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Mayor Wilkie said he didn't know if Mr. Smith had a chance to review the report provided by the arborist. The report clearly showed that if the trees weren't removed, it would delay the continuation of the Boulevard work. The concrete work has started, and the trees need to be removed before the concrete work continues. Mr. Smith asked if a few of the trees could remain for a few years until some of the new plantings mature? He wants to maintain the canopy. He said apparently the thrust of the project is not the canopy.

Mayor Wilkie noted the thrust of the project is that there is a road that needs to be repaired or replaced, and there were trees that were identified to be removed. The project needs to move forward before the weather gets bad. The township would like to plant the replacement trees in the fall so they have a chance to grow. The plantings can't be done until the road work is done.

Mr. Smith said he did not understand the rationale.

Mayor Wilkie said his understanding is that the concrete will not be poured and the road would not be paved until the trees are removed. After they are removed, the work would be done and then the new trees would be planted.

Assistant Administrator Sahol noted the areas that were identified. Preservation measures were going to be attempted for the trees. A month ago three trees were identified on Boulevard as being a concern to the township because of structure and the appearance of continual loss of the tree. Prior to being able to remove the trees, one of them snapped. Fortunately, there was no damage to property or injuries. After that the contractor was able to mobilize quickly and remove the other two trees. One of the trees, when it was down at a 15' elevation, actually split in half. That showed that the center piece of the tree was already compromised and it was a good decision to remove them.

He explained that after that time there was a great deal of concern raised by residents on Boulevard that removal of the trees was a bad decision. After that, Assistant Administrator Sahol contacted the arborist from the Township Engineer's office. He did an independent evaluation of the trees absent the Shade Tree Commission. When the evaluation was done there were seven trees identified for removal and one tree for trimming. One of the seven was identified because it is not a typical shade tree and it presents a large fruit that could dent cars. It does not have good shade tree characteristics. It was going to be removed as a nuisance tree so a planting scheme can be created for the entire block. The trees were identified and the report was provided to the governing body. The removal of the trees changed the project to a true curb detail versus steel plating along the curb face. The concrete curb could be continued and there would be consistency in the development of the project. That is where the message may have been misunderstood.

Mayor Wilkie said the bottom line is that the trees need to be removed in order to finish the project. That is why it needs to happen now rather than a few months later.

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Assistant Administrator Sahol said they need to be removed and they had been identified by a professional. The township is cognizant of the concerns and tries to preserve trees as much as possible. The engineer saw things and noted things that were different than what the township normally examines.

Administrator Brook stated that the primary thrust is that these roads will be paved but the main concern is the safety and the structural integrity of that tree and its potential impact on the residents. It is not necessarily about paving the road; it is about the condition of the tree. Administrator Brook said the engineer was not hired to give a specific answer but to give a professional opinion regarding the trees.

Mr. DeBlasio, the arborist, said that was indeed the case. He was brought in under the road program project because this was when the opportunity presented itself for him to evaluate the trees. The concern was what is referred to as a hazard tree or a tree with a potential problem. There could be structural flaws, internal decay or it could be genetically compromised. He analyzed the trees. It was not done from a pavement standpoint but primarily from a health and safety standpoint. Some of the trees that were identified have significant canopies and lean over homes, parking areas, driveways and sidewalks. That is why he was very concerned about the structural quality of the trees. Some of them are very old and have been there for a very long time. The residents are used to seeing the rather large trees. Just because they are old and large does not necessarily mean they are good. He tried his best this evening to explain the symptoms of each of the trees he suggested removing to the residents so they could understand the reasoning. The township was not proactive in removing these trees, it wanted minimal tree removal. It wanted to remove only the trees that were absolutely necessary for the health and benefit of the community. Mr. DeBlasio said he is an arborist for Maser Consulting. He is licensed by the New Jersey Department of Environmental Protection as a tree expert. He owns a tree farm and is passionate about trees. Removing trees is not something he takes any pleasure in. He approached the project just recently and tried to look at the trees in many different ways. He even looked at trees for possible trimming rather than removal to minimize any tree loss or canopy loss in the neighborhood. He heard a lot tonight about replacement trees and lessening the impact on the community, but the trees identified should be removed. They have significant structural problems, disease and decay. Some trees had lightning damage. To the untrained eye it is not always that obvious. That is why there was a meeting with residents prior to this meeting. He thinks the community now understands the concerns and he believes he answered the concerns of the majority of the people that were there.

Dave Hamilton, 207 and 208 Boulevard, said there was a lot of good information given at the meeting with residents. He lost five trees on two of his properties; his canopy and shade are gone and he has to run his air conditioner more than usual. It is costing him a lot of money. It will be a long time before the replacement trees provide any relief. He asked about trees that were removed in Wilkie Park. The trees add historic value to the community and Boulevard has been known for the trees for years.

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He asked why the trees were not kept trimmed and maintained in the past. He said the street will be barren when all the trees are gone and the new growth is still small.

Council President Lovenduski said he and Assistant Administrator Sahol had spoken over the past year or so about doing routine maintenance. He said he has seen the Public Works Department trimming some of the lower branches to promote growth in more of a canopy. They have been doing it over the past two years. It is something the township needs to move more towards, but he is seeing it. He does agree it doesn't make sense to clear cut, trees need to be taken out and others put in over a period of time. There have been discussions about that. At this point it is a safety concern. The trees have to come down.

Mr. Hamilton would like to see the trees be salvaged for a couple years so the new plantings could grow bigger. The view of the street has changed because of the loss of the trees.

Assistant Administrator Sahol said there have not been many installations over the past few years because the township is unfortunately having to deal with so many tree hazards, removals and trimming. There is a substantial amount of trimming. There are two big projects each year where there is trimming and preventative work on entire roads. The resources are becoming exhausted on safety concerns. Installations have been very successful in the past because of grant funds. The governing body has determined that it should, as part of the road programs and projects like that, install trees and deal with safety hazards. This project is one of the first road programs to see an installation scheme. The township has done the best it can. The township will also continue to pursue grant opportunities.

Mr. Hamilton said he is concerned about the curb appeal of his properties and the increase in his use of air conditioning.

Council Member Sandusky said he would rather see Mr. Hamilton pay a high bill for his electric than a tree go through his home. Then there would be more cost. It is tough to take a tree down, especially when you have lived there so long. He realizes when you take out a tree like that it is just sunlight.

Council President Lovenduski said he lives on Third Avenue and it was clear cut, he understands how hot it gets. His house is three stories and there were 100 year old trees out front. Now there are none. It has been about seven or eight years since the trees were planted and they are just now providing shade. He understands and that is why the conversations are taking place. He would like to get a couple trees planted and get a couple removed so there is no clear cutting again.

Mr. Hamilton said the odors coming from the landfill are the worst he has even experienced. He said it is hard for him to spend time in his yard. He has called Waste Management numerous times. He calls 499-0500 and he believes this is the correct number.

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He wanted to know if the number is circulated? He has called the NJDEP and Burlington County and believes he got a better response from them.

Assistant Administrator Sahol said when the odors began in the winter months when there was a problem with freezing at the landfill, there were two numbers posted to the township website. They were for Waste Management and the NJDEP. Until this afternoon the website said if a resident thinks the odors are from the landfill they should call 499-0500 because it is a direct line. It was never intended to skirt reporting to the NJDEP; a resident should contact the NJDEP to get the case heard. The website now advises residents to call the NJDEP; so the log in process can continue. Some people may have been confused by having both numbers on the site.

Mr. Hamilton said many people don't know who to call about the odors. He doesn't think they know to check the website. He thinks calling the NJDEP puts more pressure than calling Waste Management's complaint line. He believed there were ways the company could contain the odors. He knows there has been a lot of effort made by past administrations, but the fact of the matter is that tomorrow there will still be odors. Something needs to happen and there has to be more of an effort to contain the odors. He thinks more residents need to call the State and put more pressure on them. He doesn't think the contact information is publicized enough.

Mayor Wilkie said a year or two ago the phone number was not on the front page of the website and it was decided that it would be put on the front page. He believes it was on the advice of the Environmental Commission. The NJDEP number was posted and as a courtesy to Tullytown their number was posted. They said if they got calls, they could take care of the issues. It wasn't until March that a resident reached out to him about the odors. The Assistant Administrator had been dealing with Tullytown regarding the issues over the winter. He said his opinion at the time was to let Tullytown implement what they said they were going to do. Now the problem is something else and they gave Florence Township a different answer at the end of July as to why there was a smell. Now it is continuing to be a problem. The township took the local phone number off because it did not seem to help. Tullytown has offered to meet with township representatives and the township has asked representatives from Tullytown to attend an Environmental Commission meeting. The township will continue to put on pressure.

He said Florence Township fought every permit application when he was on council. The township lost everything it fought in court each time. Then Tullytown came to the township when they were ready to settle with the residents and agreed to a settlement with the township and promised there would be no further expansion toward Florence Township.

Administrator Brook said the residents are correct; the smell has been present. It has impacted the quality of life of the residents. Representatives of Tullytown will be at the next Environmental Commission meeting. After that they will come before Council. The township will then go to the NJDEP and PADEP. The relationship between the two State Agencies has gotten much better. Years ago there was no relationship. When Florence Township sued them, they were told there was no standing because it is on the other side of the river.

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Efforts will continue to be made and the best thing to do is to keep prodding the NJDEP. This has impacted the residents in a negative way and he hopes Waste Management will come to the table appropriately with the Environmental Commission and then with the Mayor and Council on behalf of the residents. If not, the township will go to the NJDEP and PADEP on a very regular basis.

Mr. Hamilton asked if the Environmental Commission receives reports from the Police Department regarding odor complaints?

Mayor Wilkie said there is a Department of Health report that is shared with the Environmental Commission.

Administrator Brook said Florence Township needs to put pressure on Waste Management so they realize the impact the odor is having on people's daily lives. He would be surprised if Waste Management doesn't work to correct the problem. If they don't, the best tactic is to go to New Jersey and Pennsylvania and file complaints. If that disrupts their permit process, then so be it.

Bill Bott, 64 Riverbank Drive, said he is on the Environmental Commission. He personally has been on this issue for years. He said when he calls the DEP number the odor seems to die down. He suggested people dial the DEP number. Nobody should have live with these conditions. He noted that Joe Csik, also present at this meeting, is member of the Environmental Commission. Mr. Bott said he does not recommend dialing the Waste Management number.

Mr. Hamilton said he is having a big problem with garbage. Residents walking in front of his house from downtown and throwing trash on his property.

Administrator Brook said he would take a look. One of the most difficult things in life is teaching common sense. We are all raised to not throw trash on someone's property. He will see if more trash cans be placed in the area. It is difficult to change habits that are bad and uncouth?

Mr. Hamilton would like to see improvement to the downtown community. He noted some other concerns he had about the area.

Administrator Brook said looking back it would have been a good idea to bring the arborist into the project earlier. It would have been better for the residents if they were given more notice. They would have had the opportunity to read the arborist's report ahead of time and speak to him. The quick timing did not make it better, but is a matter of safety. He apologized for not giving residents more notice.

Mr. Hamilton discussed the maintenance of trees in the township. He thinks Public Works should be more proactive.

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Shelley Eaddy, 843 West Third Street, is concerned about unsafe pavement. There is a large tree in front of her home. It caused the sidewalk to crack and it has risen to a point that it is unsafe for anyone walking in the area. She was told that the township would not remove the tree. She knows that West Third Street is supposed to have pavement work in 2015. She asked if the area of the 800 block is scheduled to be repaved. Her area seems to be forgotten while the rest of the township is taken care of. Around the corner last year a tree was removed but now the pavement has completely buckled like an "A" frame. Nothing was done. Children are starting to walk to and from school and people are tripping in the area.

Administrator Brook said before she leaves, he will get her contact information and meet with her to look at the situation. If it is unsafe, arrangements will be made to replace it. There has been a significant amount of concrete replaced throughout the township. The administration does not just pick an area, there are many areas that the township has not gotten to yet. If it is bad as she described, it will be taken care of.

Joe Csik, 45 East Fifth Street, invited residents to attend the Environmental Commission meeting.

Mr. Hamilton said he believes there should be more contact information on the website. He would like to see e-mails for Mayor and Council.

Mayor Wilkie said he believes there is a link for e-mail because he gets the messages. Mr. Hamilton said he saw a link to contact the Municipal Building but there was nothing specifically for Mayor and Council.

Mayor Wilkie said the messages go to the municipal offices and the information is distributed to the correct department for a response.

Mayor Wilkie said the phones have been updated. Before, if a call was placed after hours the caller just left a message and someone had to listen the next day and distribute them. Now if someone calls after hours they are directed to the department they are looking for and the voicemail goes directly to the correct department.

Mr. Hamilton said other towns provide the e-mail information on their websites.

Mayor Wilkie said he does not know what municipalities Mr. Hamilton is looking at, but under this form of government the Mayor and the administration are responsible for the day to day operations. With all due respect to Council, it is something the administration has to deal with. Having the e-mails for Council Members would delay the response to a problem. That is why the e-mails go to administration. If there is something that someone needs to make a general statement about, the administration would forward it to Council so they are aware of it.

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Mr. Smith said he looked at the minutes of the last meeting and saw that Council Member Woolston requested holding a Resolution to purchase two vehicles. He commended him questioning the Resolution. It is back on the agenda for tonight. There is also an Ordinance for approval tonight regarding Hornberger Avenue. He asked why that section of the street was chosen? He asked if there was something going on that the public was not aware of as a reason for doing that section as opposed to another section? He asked if there was any rationale for the Ordinance?

Mayor Wilkie said in previous minutes the reason was presented. For a number of years there have been discussions regarding what will be at the former Roebling Steel site. Over the past two years, Florence Township identified the best way to access the site. After a traffic review of Hornberger Avenue, it was decided there were certain improvements required. The decision was made six months ago that based on the review, the best thing is to design improvements from Route 130 to near Second Avenue. The Ordinance is to review Hornberger Avenue. It authorizes the Township Engineer to move forward with the NJDOT to address the improvements necessary on Hornberger Avenue to facilitate the most traffic flow in and out in the safest way.

Mr. Smith said the section of Hornberger Avenue from Delaware Avenue into the village needs more repair than the section in the Ordinance. Council President Lovenduski said the Ordinance is not a street repair. Mayor Wilkie further explained it is not just street repairs, it looks at alignment and what needs to be done to widen Hornberger Avenue from Route 130 into town.

Mr. Smith said the other part of Hornberger Avenue is in disrepair.

Council President Lovenduski said the bond ordinance tonight is for a traffic study and survey on how to best access the steel mill site. It is not for a road improvement project. Mr. Smith questioned the amount. Council President Lovenduski explained it is for the traffic study, permitting, and everything associated with it.

Richard Popso, 9 Boulevard, expressed concern about the trash in the neighborhood. He asked if there were any fines for littering? He noted that there are signs at different fields about littering. Mayor Wilkie said he does not know if there are signs posted but there are ordinances in place. Mr. Popso suggested getting signs warning residents about the fine. Mayor Wilkie said he doesn't believe that would help.

Mr. Popso asked how a fine would be triggered? Administrator Brook explained that a resident has to see someone litter and notify the police and be willing to file a complaint so the police can proceed. Another way is if a police officer catches the person doing it. It is not the best answer but a truthful answer. Someone has to physically see the person doing it. With all of the things the police deal with, this is not the lowest on the list, but there are many other issues that are more pressing in the community.

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Mr. Hamilton asked that the police be notified so they can keep their eyes out for people littering.

Mr. Popso said the streetlights are not as bright as they used to be. He asked if the trees could be trimmed to improve the lighting in the area. Assistant Administrator Sahol said the township already does that. This year the trees filled out quickly. If there is a particular light he would be happy to have it done right away. Mr. Popso said the lights near his house and on the corners of his street need the trees trimmed.

Mr. Smith asked if the administration is concerned with properties that are not maintained? He asked if the Code Official was checking on that kind of thing? There are houses with plywood on the windows and there are overgrown yards. It seems the town has gone downhill and he asked if anyone was concerned with this?

Council President Lovenduski said this is something that has been discussed for at least the past six or seven months. Council is in the process of trying to figure out a housing ordinance that would require property maintenance. The problem is that many of the homes are bank owned and there are absentee owners and landlords. Florence Township just needs a little more power to go after the individual. Right now there are procedures in place before the township can intervene. It takes two or three weeks before the township can go and cut overgrown properties.

Administrator Brook said the township is aware of the problem. Many townships are facing the same problem. The ordinance that Council President Lovenduski mentioned is a landlord registration ordinance that Council has asked the administration to implement in 2015. The primary purpose of the ordinance is to bring the bad landlords into place.

Mr. Smith does not believe it is a landlord issue. Administrator Brook said there are two issues. One is with the absentee landlords. An example is a landlord that recently allowed his tenants to get out of control. He was cited to Municipal Court. He is moving to have the tenants evicted because there have been numerous police calls to the property. Administrator Brook spoke to the landlord, and the landlord understands the magnitude of the individuals he was allowing to live there and the children who went up and down the street wreaking havoc on the residents of the street.

Florence Township dealt with three or four maintenance issues earlier in the day. There were properties that were cited. There are numerous properties that are in foreclosure or bank owned. There is one on Norman Avenue that was bad and they were allowing children and an elderly woman to live there. It was flea infested and they were living in squalor. The Mayor and Council advised the administration to be proactive. The residents were physically evicted from the home. The home was emptied and exterminated. The exterior of the property was cleaned up and the garage was removed. Florence Township is now moving to put a lien on the property for a significant amount.

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The township goes through the legal process first. There are properties that the township is going after for blight. An example was the old tarot card reading building on Route 130. The Code Official went after the owners to demolish it. Tonight there is an ordinance allowing the township to purchase the former Bradley Fence property on Route 130. That building was demolished because there was a citation. The township is also trying to acquire the property next to it that is in disrepair. The former Roebling Rescue Squad building is being demolished. The township is anticipating moving forward and next year there will be more money placed in the 2015 budget for these purposes. He thinks the township really needs to get a handle on the landlord properties. There are some very good landlords, but there are some that are horrible. Florence will implement a landlord ordinance that will require properties to be inspected if not once a year, at least once every two years. The purpose is to improve the quality of life. As part of that, the governor recently implemented legislation that will give municipalities more legal rights to go after the banks and recover the money that is spent. The house on Norman Avenue cost the township almost \$12,000. Mr. Brook said he can't just spend money at will, but he walked into a property and saw children living in squalor and covered in fleas and an elderly mother put in a corner with fleas all over her. In a case like that, the township is going to step in very quickly. There are many and the township does not have a complete handle on them. The Construction Code Official goes to court frequently not only for landlord properties, but also people who don't maintain their properties. He is one person. The town is doing it on two fronts and continues to battle it every day because so many properties are bank owned.

Mr. Smith said he was glad the township is following up with unsightly properties.

Mayor Wilkie said it isn't just Florence, there are many bank owned properties and that is why it is getting attention at the state level. Florence Township is doing what it can.

It was the MOTION of Ostrander, seconded by Sandusky to close the public comments. Roll call vote - All ayes.

RESOLUTIONS

RESOLUTION NO. 2014-171 (HELD)

Authorize Replacement and Acquisition of Dump Trucks under State Contracts

RESOLUTION N0. 2014-176

Approve Release of Maintenance Bond Nexus Solar, LLC

Note: Conditioned Upon Payment of Any and All Escrow Funds Due

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RESOLUTION NO. 2014-177

**Authorizing Appointment as Conflict Engineer and Awarding
Professional Services Agreement with Dante Guzzi Engineering
Associates, L.L.C.**

RESOLUTION NO. 2014-178

**Authorize the Mayor to Sign the
Burlington County Community Development Block Grant
Burlington County Urban County
Amendment to Cooperation Agreement**

RESOLUTION NO. 2014-179

**Authorize Approval of Renewal of Plenary Retail
Consumption License for 2014-2015
Mary E. Paglione Exec. Of Estate of Samuel O. Paglione
as per Special Ruling**

RESOLUTION NO. 2014-180

**Reject Bid for Old York Road Bikeway – Phase II
and Authorize Readvertisement
for Bids for the Project**

RESOLUTION NO. 2014-181

**Award the Contract for
Skylights in the Municipal Building to
Garozzo & Scimeca Construction, Inc.
2922 Fries Mill Road
Williamstown, NJ 08094**

RESOLUTION NO. 2014-182

**Approve Change Order No. 1 and Payment Request No. 2 Final for
the 2013 Community Development Block Grant Program
Sidewalk Improvements: Hamilton Avenue & Hoffner Court
Landberg Construction, LLC**

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RESOLUTION NO. 2014-183

**Approve Current Estimate No. 3 – Final
Cedar Lane Water Tank Painting
Corrosion Control Corporation
177 U. S. Route 130, Pedricktown, NJ 08067**

RESOLUTION NO. 2014-184

**Authorize Emergency Expenditure and Award of
Project to Aspen Tree Expert Co. Inc. for
Tree Removal – Boulevard Street Paving and
Sidewalk Replacement**

Council President Lovenduski said 2014-171 was being taken separate and it is being held until the next meeting. It was held at the prior meeting.

Council President Lovenduski said the vote will be on Resolution Nos. 2014-174 and 2014-176 through 2014-184. (Number 2014-175 was previously used for the 175th anniversary of a local church.)

It was the MOTION of Ostrander, seconded by Sandusky to approve Resolution Nos. 2014-174 and 2014-176 through 2014-184.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: None Motion carried. Unanimously approved.

ORDINANCES

ORDINANCE NO. 2014-15

**AN ORDINANCE OF THE TOWNSHIP OF FLORENCE, IN
THE COUNTY OF BURLINGTON, NEW JERSEY,
PROVIDING FOR IMPROVEMENTS TO THE
TOWNSHIP'S STREETS AND ROADS UNDER THE 2015
ROAD PROGRAM AND RELATED EXPENSES IN AND
FOR THE TOWNSHIP AND APPROPRIATING \$200,000
TO FUND THE SAME
(2nd Reading) (Public Hearing & Adoption)**

It was the MOTION of Baldorossi, seconded by Sandusky to open the meeting to the public regarding Ordinance No. 2014-15. Seeing no one wishing to be heard, it was the MOTION of Woolston, seconded by Baldorossi to close the public hearing. Roll call vote – all ayes.

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It was the MOTION of Ostrander, seconded by Baldorossi to adopt Ordinance No. 2014-15.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: None

Motion carried. Unanimously approved.

ORDINANCE NO. 2014-16

**AN ORDINANCE OF THE TOWNSHIP OF FLORENCE, IN THE
COUNTY OF BURLINGTON, NEW JERSEY,
PROVIDING FOR IMPROVEMENTS TO THE
TOWNSHIP'S STREETS AND ROADS AND RELATED
EXPENSES IN AND FOR THE TOWNSHIP AND
APPROPRIATING \$50,000 TO FUND THE SAME
(2nd Reading) (Public Hearing & Adoption)**

Administrator Brook said this is a cash ordinance. The money is set aside for problems that arise that require permanent road repairs, permanent drainage repairs, inlet repairs or concrete replacement. The funds are put in a separate location and are outside of the budget and do not affect the tax rate. They have been warranted with a five year life. That is why it is done in a capital program way. It is cash funded for things that come up during the year that are of an emergent nature that would impact the health safety or welfare of the public.

It was the MOTION of Woolston, seconded by Sandusky to open the meeting to the public regarding Ordinance No. 2014-16. Seeing no one wishing to be heard, it was the MOTION of Ostrander, seconded by Woolston to close the public hearing. Roll call vote – all ayes.

It was the MOTION of Woolston, seconded by Sandusky to adopt Ordinance No. 2014-16.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: None

Motion carried. Unanimously approved.

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ORDINANCE NO. 2014-17

**AN ORDINANCE OF THE TOWNSHIP OF FLORENCE, IN
THE COUNTY OF BURLINGTON, NEW JERSEY,
PROVIDING FOR PRELIMINARY WORK AND
IMPROVEMENTS TO HORNBERGER AVENUE IN AND FOR
THE TOWNSHIP, APPROPRIATING \$1,500,000 THEREFOR,
AND AUTHORIZING THE ISSUANCE OF \$1,425,000 IN
GENERAL IMPROVEMENT BONDS OR NOTES OF THE
TOWNSHIP TO FINANCE THE SAME
(2nd Reading) (Public Hearing & Adoption)**

Administrator Brook explained everyone knows one of the major obstacles of the Roebling Steel Plant has always been access. There are only a couple ways to provide it. A few years ago a study was done by Florence Township with the help of Burlington County and the NJDOT. They looked at two different alternatives. One was to potentially widen Hornberger Avenue and make improvements at the intersection. The other was to create a separate entrance way that would connect into Fairbrook Drive. That would mean cutting a significant swath through several properties. A third option that came about a couple years ago was to create a separate drive into the plant off Route 130 onto Spring Factory Road. The township is looking at this large tract of land trying to anticipate its development. In this day in age the township needs to be proactive. The biggest issue with the steel plant has been and continues to be access to the site. This is designed to begin the process of having the engineer work through the NJDOT. Florence Township has already met with their representatives informally and it was determined that the best option was to make Hornberger Avenue more of a street scape and to widen it wherever possible. Cuthbert Boulevard off Route 38 entering Haddonfield or Collingswood is a good example of what Florence Township wants to do. Hornberger Avenue right now is a little worn down. If the township is going to ever land a developer for the Roebling Steel Plant, it has to be able to provide improved access in and out of the site, and do it primarily from Route 130 and not off of Delaware Avenue. This is designed to take the township through the permitting process of the NJDOT and possibly acquire some right of ways or properties along that area. It is meant to be able to put the permits in place and then seek reimbursement in the future from whoever develops the property for the costs the township is incurring. Over the past thirty years Florence Township has received no tax dollars for this property. It is a tremendous drain on the municipality. The township was extremely fortunate when the previous Mayor and Members of Council went to Washington, D.C. and enlisted the assistance of Congressman Chris Smith so that the buildings could be taken down. It cost about \$5 million. The biggest hurdle today is access to the site. If the town puts in place the permits that are necessary to improve Hornberger Avenue, it will be far ahead of the game. The developers want to talk time. They don't want to talk five years down the road; they want to talk twelve to twenty four months.

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The best way to do that is to be proactive and arrange to have the permits in place so that the municipality can seek reimbursement through some form of prorated agreement with whoever develops the site. The town can be extremely selective because it wants to make sure whoever comes to the site is complimentary to the residents who live in Roebling and the community. This ordinance is setting the stage for future development by making sure the permits are in place. It is investing in the future of the community.

It was the MOTION of Woolston, seconded by Sandusky to open the meeting to the public regarding Ordinance No. 2014-17.

Mr. Smith said it was mentioned that there have been no taxes from the property. That is a good thing because the reserve for uncollected taxes would be drained. The Tax Assessor was able to take it off the tax rolls.

Administrator Brook said there is no real money to collect. Going back even before Administrator Brook was here, there was a vision for the light rail line that has been helpful for the Whitesell development and for Subaru and Express Scripts and other potential developments. The other was acquisition of the property by the municipality. The federal government is at the point where they just have to finish up the remediation with testing wells and then capping. The capping will be part of the development of whoever comes in to the site. The capping can be incorporated into the development of the property and the developer can avoid a windfall lien or a tax. Florence Township's goal is not to make millions of dollars off the sale, it is to develop the property for the betterment of the community and to have tax dollars coming in. If in the process of doing that Hornberger Avenue is improved, that is a plus.

It was the MOTION of Ostrander, seconded by Sandusky to close the public hearing. Roll call vote – all ayes.

It was the MOTION of Ostrander, seconded by Sandusky to adopt Ordinance No. 2014-17.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: None

Motion carried. Unanimous approval.

ORDINANCE NO. 2014-18

AND ORDINANCE AUTHORIZING LAND ACQUISITION FOR REAL PROPERTY, WITHIN THE TOWNSHIP REDEVELOPMENT AREA, IDENTIFIED ON THE MUNICIPAL TAX MAP AS BLOCK 160.01, LOT 14 (2nd Reading) (Public Hearing and Adoption)

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Administrator Brook said as you enter Florence Township on Route 130 from Burlington on the right hand side is a property that is extremely overgrown. It is the former Bradley Fence Company. The building was torn down because it was ordered by the Code Enforcement Official. There were squatters living there and fires were started on numerous occasions. The next step is to try and acquire these two properties for future development. This ordinance will give the township the ability to purchase the former Bradley Fence property, clear and hopefully develop it for a pad restaurant and business class hotel. The township is also working to acquire the property that is immediately adjacent to it.

It was the MOTION of Woolston, seconded by Baldorossi to open the meeting to the public regarding Ordinance No. 2014-18. Seeing no one wishing to be heard, it was the MOTION of Baldorossi, seconded by Sandusky to close the public hearing. Roll call vote – all ayes.

It was the MOTION of Baldorossi, seconded by Ostrander to adopt Ordinance No. 2014-18.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: None

Motion carried.

Unanimous approval.

ORDINANCE NO. 2014-19

AN ORDINANCE AUTHORIZING THE ACQUISITION OF REAL PROPERTY KNOWN AS BLOCK 160.03, LOTS 5.09 AND 5.10 IN THE TOWNSHIP OF FLORENCE FOR OPEN SPACE AND RECREATION PURPOSES (1st Reading) (Public Hearing and Adoption 9/17/14)

Mayor Wilkie said it is the Friday property on Potts Mill Road. It is about six acres.

Administrator Brook said it is being purchased with Open Space funds. The ultimate goal is to have the property available for the community.

It was the MOTION of Sandusky, seconded by Baldorossi to approve Ordinance No. 2014-19.

Upon roll call, Council voted as follows:

AYES: Baldorossi, Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: None

Motion carried.

Unanimous approval.

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ORDINANCE 2014-20

**AN ORDINANCE AUTHORIZING THE PRIVATE SALE OF CERTAIN
VACANT PROPERTY OWNED BY THE TOWNSHIP OF FLORENCE
NOT NEEDED FOR PUBLIC USE
(1st Reading) (Public Hearing & Adoption 9/17/14)**

Mayor Wilkie said it is a lot the township acquired through a tax sale. The house was torn down because it was in bad condition. There is no value to the property because it cannot be built on because it is an undersized lot. A resident adjacent to it has agreed to acquire the property.

It was the MOTION of Baldorossi, seconded by Woolston to approve Ordinance No. 2014-20.

Upon roll call, Council voted as follows:

AYES: Baldorossi, Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: None

Motion carried. Unanimous approval.

REPORTS

Committees, Boards and Officers

Mayor

Mayor Wilkie appreciated the support of Council regarding the resolutions. There was some progress made there. The ordinances that are in place are moving in the right direction. This is the second year there was a road program. It is obvious these are not the only roads that need to be done. The township is already looking to 2016 and beyond for projects that will be undertaken.

Today two of the schools in the community opened. They were the Life Center Academy and The Riverbank Charter School of Excellence. The other schools are opening tomorrow. He asked that people be aware and pay attention.

It is a busy month when it comes to the weekends. Next Saturday, September 13 is the **Township-Wide Free Yard Sale Day**. September 20 is the unofficial "**Florence Day**" with St. Stephen's Car Show on West Second Street and the Florence Historical Society holding an Open House at the West Third Street firehouse. On September 27 the **Roebbling Museum** is holding an **Octoberfest celebration**. Hopefully each event is successful.

There is a recommendation that there not be a Council meeting on **November 11, 2015** because it is **Veteran's Day**. It is also recommended there be no meeting on **June 10, 2015** because the Mayor and Administrator will not be available.

Administrator Nothing at this time.

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Assistant Municipal Administrator Nothing at this time.

Division of Law: Nothing at this time.

Division of Engineering:

Engineer Biegen discussed the **Old York Road Bike Path** bid. There was no competition. There was some uncertainty in the specs that can be changed in terms of supplying a stockpile area on the site for topsoil, and things like that. He is going to revisit the bid specs and make some changes and move forward to rebid.

The other item is the **library roof**. He will be advertising for accepting bids shortly and the project will start moving forward.

Division of W & S Utilities: Nothing at this time.

Unfinished Business: Nothing at this time.

New Business: Nothing at this time.

Board of Health: Nothing at this time.

Miscellaneous: Nothing at this time.

Public Comments: Open to the Public

Council President Lovenduski opened the meeting to the public at this time.

Mr. Popso said more people are using the Riverline to get to the warehouses on Route 130. It isn't safe for people. He asked if there is anything that can be done to make it safer?

Mayor Wilkie said from what he understands Burlington County has a bus that goes from the light rail station to those businesses when they are opening and closing. Another thing that was negotiated with Whitesell was to allow the township to put a walkway in along Railroad Avenue once it hits their property or at least provide the area for it. Whitesell has agreed to this. At some point in time as projects are expanding, a walkway will be put in.

Seeing no one else wishing to be heard, it was the MOTION of Woolston, seconded by Ostrander to close the public portion of the meeting. Roll call vote – all ayes.

9:46 PM MOTION by Woolston; seconded by Ostrander to adjourn. Roll call vote – all ayes. Motion carried.

ADJOURNMENT: 9:46 PM: Meeting adjourned.

Respectfully submitted,

JOY M. WEILER, RMC/MMC
Township Clerk
/aek